


## MEMORANDUM

To: Monroe County Planning Commission

From: K. Marlene Conaway, Planning Director 

Date: August 30, 2005

Re: Affordable Housing Evaluation Report, Quarter 4 of Year 13.

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Policy 101.2.13 of the 2010 Comprehensive Plan, enacted by the Governor and Cabinet through F.A.C. (Florida Administrative Code) Rule 28-10.100, requires that the total number of allocations issued during a ROGO year shall not be in excess of nutrient reduction credits earned. At the end of ROGO Year 11 and 12 there were applicants who were waiting for nutrient credits. These allocations are forfeited by operation of Policy 101.2.13. In an effort to address the current deficit of nutrient reduction credits, County and State agencies are working to adopt a less restrictive provision. A Rule challenge has been filed and is pending resolution in Tallahassee. Staff is hopeful that the challenge will be resolved and that no forfeitures will be required from ROGO Year 13.

The Board of County Commissioners at its August 17, 2005 meeting voted to defer the issuance of all affordable housing permits until the County has enacted new regulations to be recommended by its Workforce Housing Committee. However, the Planning Department received two (2) affordable housing applications in the ROGO system prior to the August Board of County Commissioners meeting.

Therefore, this report is for the two affordable housing applications which have been submitted in Quarter 4 Year 13. A review of the Affordable Housing Applicants has determined all applicants are located outside the designated moratorium areas.

Monroe County Code Section 9.5-122(c) *Affordable Housing allocation awards and eligibility*:  
(4): "In any allocation period, as defined, the available affordable housing allocation awards shall be granted in the following proportions:

- Very low, low and median incomes, as defined herein, fifty (50) percent.
- Moderate income, as defined herein, fifty (50) percent.

Quarter 4, Year 13 has a total of fifteen (15) affordable housing allocation awards available.

Furthermore, on June 16, 2004, the Board of County Commissioners approved Ordinance No. 018-2004 adopting an Interim Moratorium deferring ROGO Allocations in areas of two acres or greater containing Tropical Hardwood Hammock or Pinelands within any Conservation and Natural Area until Land Development Regulations and Comprehensive Plan Amendments Implementing the work program mandated by the Rule 28-20.100, F.A.C. are drafted and adopted by the County Commission or twelve month, whichever first occurs.

Therefore, this report has been prepared pursuant to Section 9.5-122.2 the Land Development Regulations (LDRs). The proposed affordable housing residential dwelling unit pre-allocation rankings attached to this report are for the second quarter of year thirteen as defined by the Rate of Growth Ordinance (ROGO) and covers the period April 14, 2004 through July 13, 2005.

I) RECOMMENDATION:

Affordable Housing Allocations:

There are two affordable housing allocation categories: 1) very low, low, & median income and 2) moderate income.

There were zero affordable housing applications submitted this quarter in the very low, low & median income, and seven point five (7.5) affordable housing allocation awards available.

There were two (2) affordable housing applications submitted this quarter in the moderate income category, and seven point five (7.5) affordable housing allocation awards available.

Applicants ranked 1 through 1.

The Planning Department recommends approval of these affordable housing allocations.

II) CESSPIT REPLACEMENT PROGRAM:

The State of Florida, in conjunction with Monroe County, has instituted a cesspit identification/elimination program. Applicants who receive a ranking sufficient to obtain an allocation award this quarter must receive a cesspit replacement voucher from the Monroe County Health Department before they will receive a ROGO allocation award.

There are five applications from ROGO Year 6 and two applications from ROGO Year 12 pending a Cesspit Credit located on Big Pine Key. Building Permits can not be issued until the Moratorium on Big Pine Key is lifted and a decision is made as to how many more permits can be issued if any on Big Pine Key.

cc: Timothy McGarry, Director of Growth Management  
Joe Paskalik, Building Official  
Ralph Gouldy, County Biologist

**RESIDENTIAL DWELLING UNIT PRE-ALLOCATION RANKING, AS PROPOSED BY THE PLANNING DIRECTOR  
AFFORDABLE HOUSING - 4TH QUARTER, YEAR 13, PRE-ALLOCATION - APRIL 14, 2005 TO JULY 13, 2005**

Rank	Permit #	Name	Date and Time of Application	Planning Total	Biologist Total	Building Total	OVERALL TOTAL SCORE	Key	Subdivision	Lot	Block	RE#
AFFORDABLE DWELLING UNITS												
Very Low, Low, Median Income												
1	No applicants											
AFFORDABLE DWELLING UNITS												
Moderate Income												
1	*@	04-3-5695	Thompson Development Group	15	1	3	19	Largo	Key Largo Park Amd.	7 & 8	2	00523620.000000
2	*@	04-3-5696	Thompson Development Group	15	1	3	19	Largo	Key Largo Park Amd.	7 & 8	2	00523620.000000
<div>* Indicates a ranking sufficient to receive an allocation award. @ Indicates a ranking subject to Board of County Commissioners approval. M Indicates a ranking that is subject to a Building Permit Restriction. + indicates an additional ranking due to an expired allocation.</div>												